

**MINUTES OF THE REGULAR MEETING OF THE PLANNING BOARD OF  
THE VILLAGE OF IRVINGTON HELD IN THE TRUSTEES' ROOM,  
VILLAGE HALL, ON WEDNESDAY, JANUARY 8, 1997.**

**Members Present:** Patrick J. Gilmartin, Chairman  
Robert Buford  
William Hoffman, Secretary  
Peter Lilienfield

**Members Absent:** William Bush

**Also Present:** Ralph G. Mastromonaco, Planning Board  
Consultant

Eugene Hughey, Building Inspector  
Florence Costello, Planning Board Clerk  
Walter Schoepf, ECB Member  
Applicants and other persons mentioned in  
these Minutes  
Members of the Public.

**IPB Matters**

**Considered:** 96-32 -- **Sonia Cohen**  
Sht. 10A, Bl. 226, Lot #11, 12, 15  
96-13 -- **Louis W. Goodkind**  
Sht. 10F, Bl. 253, Lot 15  
96-29 -- **Renato Rancic**  
Sht. 13B, P9B, P25A, P68A, Lot #1  
96-30 -- **Renato Rancic**  
Sht. 13B, P9B, P25A, P68A, Lot #3  
96-36 -- **O'Hara/Hickey**  
Sht. 15, P121, P121F  
97-01 -- **Peter Derby**  
Sht. 12B, Lot #42  
97-02 -- **Abbott House**  
Sht. 10, P-21

The Chairman called the meeting to order at 8:00  
P.M.

The Chairman stated that he would notify the Village  
Board of Trustees that the Planning Board has no  
objection to the Village Board being Lead Agency for the  
Waterfront Parks Project under SEQRA provisions. This  
was in response to the December 9, 1996 letter from Mr.  
Stephen A. McCabe, Village Administrator.

**IPB Matter #96-36:**  
**O'Hara & Katherine**

**Determination**  
**subdivision for**

**Application of Walter T.**  
**O'Hara Hickey for Site Capacity**  
**and informal discussion of**  
**property at One Hudson Road East.**

Gerald D. Reilly, Esq., appeared for the Applicant. Applicant submitted a revised "Survey/Site Plan prepared for Walter O'Hara, Jr. & Katherine O'Hara Hickey" prepared by Charles Riley, Land Surveyor, dated December 24, 1996.

Site Capacity determination of one was made on each lot. Ralph Mastromonaco, Consulting Engineer, memo dated January 8, 1997 stated concurrence.

**IPB Matter #97-02:**  
**for Renewal of**

**Application of Abbott House**  
**Special Permit.**

Marianne L. Sussman, General Counsel for Abbott House and Denis J. Barry, Executive Director and C.E.O., appeared on behalf of the Applicant and furnished evidence of publication and mailing to affected property owners. Applicant requests to extend the Special Permit for five years.

Two letters were read aloud: Betsy Severiens, 85 Riverview Road, dated December 30, 1996, and David A. Kaplan, 39 Circle Drive, dated November 15, 1996.

The Board scheduled the Public Hearing for February 5, at 8:30 P.M. The Applicant was asked to research the status of Strawberry Lane: 1) is it a separate tax lot? 2) is the road private or public? The ability to police the road in the future is the issue.

**IPB Matter #96-29 & #96-30:**  
**Rancic for Site**

**for property**

**Application of Renato**  
**Development Plan Approval**

**at Park Road, Dedyo**

**Subdivision.**

David S. Steinmetz, Esq., and Barry Milowitz,  
Architect, appeared for the application.

Letters received and read: Gerald & Janice Siegel,  
Park Road, dated January 8, 1997, and Janet S.  
Silberman, Esq., Lewis Road, dated January 6, 1997.

**IPB #96-30, Lot #3**

Applicant submitted: "Lot 3 Site Plan for Renato Rancic" dated 11/1/96 revised 12/26/96 (S-1/2), and "Lot 3 Site Plan for Renato Rancic" dated 11/1/96 (S-2/2) prepared by Cronin Engineering, P.E., P.C.

**IPB #96-29, Lot #1**

Applicant submitted: "Lot 1 Site Plan for Renato Rancic" dated 11/1/96 revised 12/26/96 (S-1/2), and "Lot 1 Site Plan for Renato Rancic" dated 11/1/96 (S-2/2) prepared by Cronin Engineering, P.E., P.C., "Proposed Residence for Park Road, Lot 1" dated 12/20/96. drawing A-7 and A-8, prepared by The Milowitz Office.

Mr. Mastromonaco submitted a letter on each lot, dated December 4, which were based on the November 1, submission.

The Chairman stated his concern that the sheer size of the proposed structures (revised to 4,000 sq. ft., Lot #1 and 3,500 sq. ft., Lot #3) and the proposed final site development plan are inappropriate to the character of the neighborhood and to other standards which the Village Code requires the Planning Board to honor in granting approval. Mr. Lilienfield asked that the trade-offs between width, depth and height be considered. The other Board members each voiced similar concerns. Mr. Buford suggested that changing the roof lines and angles of the house proposed for Lot #1, would serve to reduce the impression that the bulk of the house was too overwhelming for the site and neighborhood. The Chairman stressed that the concerns being expressed were not aesthetic objections to the architecture but rather were grounded on the standards set out for site development plan approval in the Village Code, from which he read excerpts.

Mr. Mastromonaco said the fact that the proposed development would have three homes on a road approved for two is another issue which has to be considered. The road must be paved and widened to 16 ft. which would impact the rhododendron stand which is a prominent and desirable feature of the site. A second major open issue is the need for a total drainage calculation which must show runoff, particularly with respect to Lot #3 as a buffer between it and neighboring houses.

Ms. Joanna Gurley of Park Road spoke and stated that an additional driveway for Lot #1 on Park Road would be a problem. Mr. Paul Ficalora of the Halsey Pond Association stated that a driveway to Lot #1 off the access to Lots 2 and 3 (as proposed) is best since cars would be less visible.

The Applicant requested the Board to schedule a public hearing. The Chairman stated that a public hearing would not be scheduled until the application is complete. This would include a full drainage calculation and clear resolution of the driveway issue.

**IPB Matter #96-32, 33,34:**  
**Cohen for Informal**

**Application of Sonia**

**Discussion for property at  
Riverview Road.**

David S. Steinmetz, Esq., appeared for the Applicant. Mr. Steinmetz stated that he did not agree with Mr. Plunkett's opinion (December meeting) that the five parcels constitute a single lot. The Cohen position is that the lots have not merged and are really five separate lots. The Applicant would propose two additional houses for a total of three and eliminate Lot #12 via a lot line change. Mr. Plunkett will study and respond.

**IPB Matter #96-13:**  
**for Preliminary**

**Application of Louis W. Goodkind**

**a two lot Subdivision of property**

**Layout Approval for**

**at Harriman Road and Fieldpoint Drive.**

Gerald D. Reilly, Esq., appeared for the Applicant. Applicant furnished evidence of mailing of Required Notice to Affected Property Owners.

A letter from Samuel and Frances Linderman of Harriman Road was read. The Board continued discussion of the subdivision application. Since Mr. Goodkind's intention, per Mr. Reilly, is to sell Lot 1, the access off Fieldpoint Drive is important. Is the land between the border of the Applicant's property and the paved portion of Fieldpoint Drive owned by the Village, and has

it been dedicated as park land? If Village property, the Village Board may have to give consent for it to be used as access to the Applicant's property. If it is dedicated park land this may not be possible without an act of the State Legislature.

Another issue is whether each of the two proposed lots is buildable in full conformity to the Village Code. Issues relating to wetlands, setbacks, access and location of utilities have to be explored in depth. The matter was carried over to the February meeting.

**IPB Matter #97-01:**                   **Application of Peter Derby for**  
**Amendment to Site**                   **Development Plan Approval for Lot #42,**  
**Legend**                               **Hollow.**

Craig Studer, Project Manager at Legend Hollow, and James Ryan, R.L.A., of John Meyer Consulting appeared for the Applicant. Applicant paid the required \$50.00 application fee and submitted an Affidavit of Publication and evidence of mailing of required Notice to Affected Property Owners.

The Application was to amend the previously approved site development plan to change the location of the height and location of the retaining wall, with some grading changes, all as shown on drawing "Revision to Driveway, Sheet Sp-G1 and Sp-G2, dated 11/23/96 plan for submission, revised 12/2/96" prepared by DeFeo Design, Landscape Architects and Site Planners.

The concern of the Board was to lessen the visual impact on the neighbors by moving the stone wall and extending the driveway. Mr. and Mrs. Perillo, the neighbors, were in attendance. The plan was "approved in concept" but some supplemental information was requested: 1) detail of the stone wall, and 2) a landscaping plan with focus on the top area.

The Board then considered the following administrative matters:

- Minutes of the Planning Board held on December 4, 1996, previously distributed, were on motion duly made and seconded, approved.
- The next regular meeting of the Planning Board was scheduled for February 5, 1997.

There being no further business, the meeting was adjourned.

Respectfully submitted,

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William Hoffman, Secretary